

126.A

0004

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
495,200 / 495,200
495,200 / 495,200
495,200 / 495,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	O NEAL FRANKLIN RALPH/TRUSTEE	A
Owner 2:	O NEAL FAMILY REALTY TRUST	
Owner 3:		

Street 1: 25-A LOCKELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: O NEAL BARBARA & FRANK -

Owner 2: -

Street 1: 25-A LOCKELAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

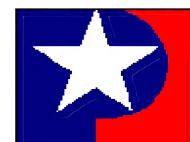
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7116																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	491,900	3,300		495,200		199045
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	199045
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:12:44
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	484,300	3300	.		487,600	487,600	Year End Roll	12/18/2019
2019	102	FV	444,400	3300	.		447,700	447,700	Year End Roll	1/3/2019
2018	102	FV	392,400	3300	.		395,700	395,700	Year End Roll	12/20/2017
2017	102	FV	357,300	3300	.		360,600	360,600	Year End Roll	1/3/2017
2016	102	FV	357,300	3300	.		360,600	360,600	Year End	1/4/2016
2015	102	FV	329,700	3300	.		333,000	333,000	Year End Roll	12/11/2014
2014	102	FV	314,500	3300	.		317,800	317,800	Year End Roll	12/16/2013
2013	102	FV	314,500	3300	.		317,800	317,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
O NEAL BARBARA	139-79	4/21/2016	Convenience
NIERENBERG JUDI	U57-134	4/2/1997	Family

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/2/1999	482	Manual	1,000					REPLACE FRONT PORC	8/21/2018	Measured	DGM	D Mann											
									5/6/2000	Info Fm Plan	197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	S20 - Size 20

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

CONDO CONVERSION 1997, Building Number 1.

SKETCH

Undisplayed Areas:
GLA: 2662

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

COND INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	161 - 7121

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.04444027
Const Adj.:	0.79192084
Adj \$ / SQ:	243.999
Other Features:	63434
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712958
Depreciation:	221017
Depreciated Total:	491941

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 244.00
Special Features:	0	Val/Su Net: 184.79
Final Total:	491900	Val/Su SzAd 184.79

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

CONDO CONVERSION 1997, Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11 BRS: 2 Baths: 1 HB	

REMODELING**RES BREAKDOWN**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	11	2

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Area	Usbl	Descrip	%	Type	Qu	# Ten
GLA	Gross Liv Ar	2,662	244.000	649,524									
Size Ad	2662	Gross Are	2662	FinArea	2662								

Net Sketched Area: 2,662 Total: 649,524

IMAGE

AssessPro Patriot Properties, Inc